

**ST. LEONARD TOWN CENTER
ZONING ORDINANCE**

June 4, 2010 Distribution Draft

Set 3

Article 4 – General Development Submittal Requirements

Article 5 – Residential Development Requirements

Article 6 (Sections 6-1 thru 6-11¹) –

Non-Residential & Mixed Use Development Requirements

Additions shown in **bold underline red**.

Deletions shown in ~~red strikethrough~~.

Existing text from the current St. Leonard Zoning Ordinance used in this draft is shown in black underline or ~~strikethrough~~.

¹ Note: The projected release date of Section 6-12 (Form-Based Code for Sub-area C of the Village District) is Friday, June 11, 2010.

This page intentionally left blank.

ARTICLE 4
GENERAL DEVELOPMENT SUBMITTAL REQUIREMENTS
TRANSFER ZONE DISTRICT¹

The Village District is designated as a transfer zone per the requirements of the Calvert County Zoning Ordinance. Five Calvert County Transferable Development Rights (TDRs) shall be used by the developer for each lot or dwelling unit which is created in excess of one dwelling unit per 40,000 square feet².

Exceptions:

In lieu of purchasing TDRs, applicants with bona fide affordable housing projects may apply to the Board of County Commissioners for a waiver of the requirement to purchase TDRs. The Board may approve the application in whole or in part provided that no more than 30% of the existing housing stock within the Town Center meets the State definition of affordable housing.

The provisions of Article 4 of the Calvert County Zoning Ordinance apply throughout the St. Leonard Town Center except where indicated herein.

	<u>Article 4</u> <u>Page No.</u>
<u>4-1</u>	<u>1</u>
<u>4-2</u>	<u>2</u>
<u>4-3</u>	<u>2</u>
<u>4-4</u>	<u>2</u>
<u>4-5</u>	<u>2</u>

4-1 GENERAL REQUIREMENTS FOR ALL USES

The provisions of Section 4-1 of the Calvert County Zoning Ordinance apply in the St. Leonard Town Center except for additions to Section 4-1.01.D and the addition of Section 4-1.01.I. As applied within the St. Leonard Town Center, Section 4-1.01 of the Calvert County Zoning Ordinance is amended to read as follows:

4-1.01 Permits and Zoning Approval Required

This Section describes the instances when permits and/or zoning approval are required. If a building permit is required, zoning approval will be addressed during the building permit process.

- A. See Calvert County Zoning Ordinance.**
- B. See Calvert County Zoning Ordinance.**
- C. See Calvert County Zoning Ordinance.**

¹ The language from Article 4 in the current St. Leonard Zoning Ordinance regarding Transfer Zone Districts is proposed to be deleted and replaced with wording in Article 5 addressing the use of Transferable Development Rights (TDRs) in the Town Center.

² The use of Transferable Development Rights (TDRs) shall not be required for age-restricted housing developments that comply with Section 5-5 of the Calvert County Zoning Ordinance and which are properly submitted prior to July 1, 2006.

~~5.2.2 GRADING AND CLEARING~~

~~D. Grading and clearing shall be kept to a minimum. A grading permit, grading permit exemption, and/or zoning approval is required for any grading, clearing or excavating. Grading and clearing permits ~~may~~ **shall** not be issued prior to **plot plan, site plan, or major subdivision or right-of-way approval.**—~~Exceptions may be granted provided that~~ **except in the following instances:**~~

- ~~1. If the proposed clearing is part of a state forestry management plan unrelated to preparation of the site for sale or development or~~
- ~~2. If, as part of the final approval process for a subdivision or site plan, issues ~~related to~~ the protection of natural features are deemed by the Planning Commission to have been satisfactorily addressed in a pending subdivision plat or site plan **in accordance with the requirements of Article 8 of the Calvert County Zoning Ordinance or**~~
- ~~3. If the area to be graded and/or cleared is less than 5,000 square feet and will not disturb historical or archeological sites or~~
- ~~4. If the County or State has determined that there is a need to grade or clear within the right-of-way for road safety purposes.~~

~~E. See Calvert County Zoning Ordinance.~~

~~F. See Calvert County Zoning Ordinance.~~

~~G. See Calvert County Zoning Ordinance.~~

~~H. See Calvert County Zoning Ordinance.~~

~~I. Archaeological and Historic Sites shall be protected as follows:~~

- ~~1. If a building 50 years old or older is located within the boundaries of a proposed development project, the Historic Preservation Planner shall conduct an assessment of the building to evaluate its historic significance based on criteria in established use by the County. If the building is found to have historic significance, the applicant shall meet with the Historic District Commission prior to approval of a plot plan, site plan, or subdivision plat. The purpose of the meeting is to determine the feasibility of retaining the building and incorporating it into the site design. In the event it is not feasible to retain the building or make it available for removal to another site, the applicant will be required to document the structure prior to destruction in accordance with criteria established by the Department of Planning and Zoning. Removal of a historic feature prior to approval of a plot plan, site plan, or subdivision plat may be grounds for denial of the application.~~
- ~~2. An inventory of existing on-site archaeological resources may be required prior to preliminary approval of subdivisions or issuance of grading or building permits. To determine whether an inventory of archaeological features is required, an application for review will be reviewed by the Department of Planning & Zoning and submitted to the Historic District Commission and other relevant agencies to determine within 30 days of submittal whether any known archaeological sites or resources are located on the property or whether the characteristics of the site suggest the probability of archaeological resources.~~

4-1.01 Permits and Zoning Approval Required

- 3. For the purpose of this Ordinance, an archaeological resource is defined as a resource that has been identified by applicable County, State or Federal agencies as having archaeological significance. In the event either of the above is found to be relevant, the applicant may be asked to conduct an archaeological survey according to criteria established by the Department of Planning & Zoning, upon recommendations by the relevant agencies or to preserve the resources in place.**

5.2.4 ~~ARCHEOLOGICAL AND HISTORIC SITES~~

~~In cases where a building which is listed on the Maryland Historical Trust Historic Sites Survey is located within the boundaries of a proposed development project, the applicant shall meet with the Historic District Commission prior to approval of a site plan or subdivision plat. The purpose of the meeting is to determine the feasibility of retaining the building and incorporating it into the site design. In the event it is not feasible to retain the building or make it available for removal to another site, the applicant will be required to document the structure prior to destruction in accordance with criteria established by the Department of Planning and Zoning. Removal of an historic feature prior to approval of a subdivision plat may be grounds for denial of the application.~~

~~An inventory of existing on-site archeological features may be required prior to preliminary approval of major subdivisions or grading permits. To determine whether an inventory of archeological features is required, an application for review will be reviewed the Department of Planning & Zoning and submitted to the Historic District Commission, the Maryland Historical Trust and other relevant agencies to determine within 30 days of submittal whether any known significant archeological features are located on the property or whether the characteristics of the site suggest the probability of significant archeological features.~~

~~For the purposes of this Ordinance, a significant archeological feature is defined as a feature that has been identified by applicable County, State or Federal agencies as having unique archeological significance. In the event either of the above is found to be relevant, the applicant may be asked to conduct an inventory according to criteria established by the Department of Planning & Zoning upon recommendations by the relevant agencies or to preserve the artifacts in place.~~

4-2 GENERAL REQUIREMENTS FOR DEVELOPMENT PLANS

The provisions of Section 4-2 of the Calvert County Zoning Ordinance apply in the St. Leonard Town Center with no exceptions.

4-3 GENERAL DESIGN STANDARDS ESTABLISHED FOR PROJECTS REQUIRING SITE PLAN AND PLOT PLAN REVIEW

The provisions of Section 4-3 of the Calvert County Zoning Ordinance apply in the St. Leonard Town Center with no exceptions.

4-4 PLAN PREPARATION

The provisions of Section 4-4 of the Calvert County Zoning Ordinance apply in the St. Leonard Town Center with no exceptions.

4-5 APPEALS

The provisions of Section 4-5 of the Calvert County Zoning Ordinance apply in the St. Leonard Town Center with no exceptions.

4-1.01 Permits and Zoning Approval Required

This page intentionally left blank.

ARTICLE 5
RESIDENTIAL DEVELOPMENT REQUIREMENTS

The provisions of Article 5 of the Calvert County Zoning Ordinance apply throughout the St. Leonard Town Center¹ except where indicated herein. Note: Section numbers that are “RESERVED” do not apply within the St. Leonard Town Center.

	<u>Article 5</u> <u>Page</u> <u>No.</u>
<u>5-1 Residential Density, Lot Area, Lot Width, Setback, Height & Parking Requirements</u>	<u>1</u>
<u>5-2 Lay-out and Design of Single-Family Residential Communities</u>	<u>6</u>
<u>5-3 Townhouse, Single-Family Attached, Multi-family Development, & Mixed Residential Development</u>	<u>9</u>
<u>5-4 Section Number Reserved</u>	<u>9</u>
<u>5-5 Age-Restricted Housing Communities</u>	<u>9</u>

5-1 RESIDENTIAL DENSITY, LOT AREA, LOT WIDTH, SETBACK, HEIGHT & PARKING REQUIREMENTS

The provisions of Section 5-1 of the Calvert County Zoning Ordinance apply in the St. Leonard Town Center except for the addition and deletion of certain text. As applied within the St. Leonard Town Center, Section 5-1 of the Calvert County Zoning Ordinance is amended as follows:

5-1.01 Purpose of Regulating Residential Density

The purpose of regulating density is to help ensure that residential development is consistent with the goals and objectives of the Comprehensive Plan and St. Leonard Master Plan, as well as the purpose and intent of each Zoning Sub-area as defined in Article 2 of this Ordinance. The following Development standards are designed to help promote an attractive image for the Town Center and to maintain a high level of environmental quality. (Moved from Section 5.1)

Section 5-1.02 through Section 5-1.06 – SECTION NUMBERS RESERVED

5-1.07 Minimum Setbacks for Single-Family Detached Residential Development

- A. See Calvert County Zoning Ordinance.**
- B. Section Number Reserved.**
- C. See Calvert County Zoning Ordinance.**
- D. See Calvert County Zoning Ordinance.**
- E. See Calvert County Zoning Ordinance.**

¹ The provisions of Article 5 do not apply to mixed-use development in Sub-area C of the Village District. See Section 6-12 of this Ordinance for those provisions.

<u>TABLE 5-1 SETBACK REQUIREMENTS FOR SINGLE-FAMILY DETACHED RESIDENTIAL DEVELOPMENT</u>				
<u>Single-Family Detached Residential Setback Requirement²</u>	<u>Village District Sub-areas</u>			<u>Residential District</u>
	<u>A</u>	<u>B</u>	<u>C³</u>	
<u>Minimum Setback from Route 2/4: 100 feet from edge of Right-of-Way (R/W)</u>	✓	✓	<u>N/A</u>	✓
<u>Minimum Setback from Rt. 765 (St. Leonard Road): 400 25 feet from edge of pavement <u>R/W*</u></u>	✓	✓		✓
<u>Minimum Front yard Setback and Setback from all other roads: 35 25 feet <u>from edge of R/W</u></u>	✓			✓
<u>Minimum Front yard Setback and Setback from all other roads: 20 feet from edge of pavement</u>		✓		
<u>Minimum Side yard Setback: 10 feet</u>	✓			✓
<u>Minimum Side yard Setback: 6 feet</u>		✓		
<u>Minimum Back Rear yard Setback: 50 20 feet</u>	✓	✓		✓
<u>Minimum Back yard Setback: 20 feet</u>		✓		
<u>*Exceptions in Sub-area B of the Village District:</u> a) Canvas Awnings may extend up to six feet into the setback area (allowing for a minimum eight-foot clearance over the sidewalk); and b) Buildings may be set further from street if public plazas are provided in front of the buildings or they may extend over the sidewalk (allowing for pedestrian movement through a covered arcade). (Moved from Table II)				

5-1.08 Residential Density, Minimum Lot Sizes, and Lot Width Requirements in the St. Leonard Town Center

The provisions of Section 5-1.08 (and Table 5-3) of the Calvert County Zoning Ordinance are replaced by the following requirements in the St. Leonard Town Center:

A. Maximum Density.

For new residential development, the base density shall not exceed one dwelling unit per acre without the application of Transferable Development Rights (TDRs). The maximum density may be increased as follows:

- 1. In all areas of the Town Center, the density may be increased to a maximum of four dwelling units per acre with the application of TDRs (see sub-paragraph 'B' of this Section).**
- 2. In Sub-areas B and C of the Village District, two additional units may be permitted if the conditions listed below are met. No TDRs shall be required for workforce housing units allowed by this sub-paragraph.**
 - a. The units shall meet the definition of workforce housing as defined in Article 12 of the Calvert County Zoning Ordinance; and**
 - b. renter eligibility shall be verified by the Calvert County Housing Authority; and**

² **For setback requirements for residential uses other than single-family detached (e.g., townhouses, multi-family, etc.), see Section 5-3.03 of the Calvert County Zoning Ordinance. For mixed use and non-residential setback requirements, see Article 6 of this Ordinance.**

³ **See Section 6-12 for Setback Requirements in Sub-area C of the Village District.**

C. Minimum Lot Size.

- 1. The minimum lot size for single-family detached residential development in all Areas of the Town Center shall be the greater of the following:**
 - a. 10,000 square feet or**
 - b. the minimum required by the Health Department to accommodate a private septic system and well (if public water is not proposed).**
- 2. A variance in the minimum lot size requirements shall not be granted if doing so will result in an increase in the maximum density allowed by this Ordinance.**

D. Minimum Lot Widths. The minimum lot width for single-family detached residential development shall be as follows:

- 1. The minimum lot width in Sub-area A of the Village District and in the Residential District is 100 feet.**
- 2. The minimum lot width in Sub-area B of the Village District is 50 feet.**
- 3. There is no minimum lot width in Sub-area C of the Village District.**

5-1.09 Development of Previously-Recorded Residential Lots

The provisions of Section 5-1.09 of the Calvert County Zoning Ordinance apply in the St. Leonard Town Center with the exception of paragraph 'A.1' and Table 5-4 (Setbacks), which are replaced by Section 5-1.07 of this Ordinance.

5-1.10 Accessory Use Setbacks

The provisions of Section 5-1.10 of the Calvert County Zoning Ordinance apply in the St. Leonard Town Center with no exceptions.

5-1.11 Height Regulations for Residential Development

The provisions of Section 5-1.11 of the Calvert County Zoning Ordinance are replaced by the following requirements in the St. Leonard Town Center. In addition to the height regulations of this Section, all structures shall conform to the St. Leonard Appearance Code (Section 6-7 of this Ordinance).

- A. The maximum height of a building or structure shall be measured from the average elevation of the finished grade at the front of the building facing the street to the highest point of the roof. A parking garage may be provided beneath the rear of a building as long as the height of the building from the street side does not exceed the requirements of this Section and the parking garage is not visible from the road.**
- B. In the Residential District and Sub-areas A and B of the Village District, the height of structures is limited to two stories plus a habitable roof, not to exceed 36 feet.**
- C. Exception: In Sub-areas B and C of the Village District, the height of structures may be increased to three stories plus a habitable roof, not to exceed 50 feet, as a bonus for providing at least one of the following public benefits:**
 - 1. if the building is designed with a green roof to absorb stormwater and the following additional conditions are met:**
 - a. A corniced parapet or mansard roof is required to shield equipment on the roof; and**
 - b. at least 60 percent of the flat roof shall be covered and maintained in plantings.**

2. if the building contains at least two workforce housing units, as defined by the Calvert County Zoning Ordinance. The following additional conditions apply:
 - a. the units are designated as workforce housing as defined in Article 12 of the Calvert County Zoning Ordinance; and
 - b. renter eligibility shall be verified by the Calvert County Housing Authority; and
 - c. the density shall not exceed that which is permitted by Article Five of this Ordinance, but no TDRs shall be required for the workforce housing units; and
 - d. Each workforce housing unit shall be no less than 400 square feet and no more than 800 square feet in size; and
 - e. prior to final site plan approval, covenants shall be recorded in the Land Records of Calvert County indicating that the units are restricted to occupants who qualify for workforce housing in perpetuity.
3. if the building is certified as either LEED (Leadership in Energy & Environmental Design) Silver or Green Globe designation.

E. Exemptions:

1. Fire towers, hose towers, cooling towers, steeples, flag poles, silos, smokestacks, masts, transmission line poles and towers, water tanks, and monuments are exempt from height restrictions unless used for the purpose of camouflaging or concealing wireless communications facilities such as towers or antennas. Such structures shall be subject to the requirements of Section 3-3 of the Calvert County Zoning Ordinance.
2. The Planning Commission or its designee may allow architectural features such as clock towers, turrets, widow's walks, or cupolas attached to a residential structure to exceed the height regulations subject to the following conditions:
 - a. the outside measurements of the feature do not exceed 150 square feet; and
 - b. the feature does not exceed the height requirements by more than 12 feet.

5-1.12 Parking Requirements for Residential Development

The parking requirements contained in Section 6-12.05 of this Ordinance apply in Sub-area C of the Village District. The provisions of Section 5-1.12 of the Calvert County Zoning Ordinance apply in the Residential District of the St. Leonard Town Center with no exceptions. In the Village District, the Calvert County Zoning Ordinance applies as specified below:

- A. See Calvert County Zoning Ordinance.
- B. See Calvert County Zoning Ordinance.
- C. See Calvert County Zoning Ordinance.
- D. Location of Parking:
 1. On-street parking is permitted along all local roads within this the Village District designed in accordance with the St. Leonard Road Standards shown in the Master Plan and along Route 765 within Sub-area B.

2. Shared parking ~~is strongly encouraged~~ **may be permitted if permanent easements are recorded.**
3. On-site parking lots ~~must~~ **shall** be located in back of any buildings fronting on a public roadway. **Exception: The Planning Commission or its designee may allow a parking lot to be located along the side of a building if doing so would improve vehicular circulation; and the parking lot will be adequately screened from adjoining properties and the road.**

5-2 LAY-OUT AND DESIGN OF SINGLE-FAMILY RESIDENTIAL COMMUNITIES

5-2.01 Lay-out and Design of Single-family Residential Communities

In all areas of the Town Center except Sub-area C, the provisions of Section 5-2.01 of the Calvert County Zoning Ordinance apply as follow:

- A. **SECTION NUMBER RESERVED.**
- B. **See Calvert County Zoning Ordinance.**
- C. **SECTION NUMBER RESERVED.**
- D. **See Calvert County Zoning Ordinance.**
- E. **See Calvert County Zoning Ordinance.**

5-2.02 Road Requirements for Single-family Residential Communities

The following road requirements apply to all areas of the Town Center except in Sub-area C of the Village District, which is subject to the Form-Based Code in Section 6-12 of this Ordinance.

5-3.2 A. Road Construction Requirements **in Sub-area A of the Village District**

1. All roads ~~must~~ **shall** be constructed to Calvert County road standards and in accordance with the St. Leonard Road Plan and must be completed ~~and bonded~~ prior to the issuance of building permits. No additional entrances onto Route 2/4 are permitted within this Sub-area.
- ~~B.~~ **2. Landscaping Along Roads**
 - ~~1.~~ **a.** Route 2/4: A no cut, no clear buffer shall be maintained within the required 100 ft setback from Route 2/4. **The purpose of this buffer is to completely screen any development from Route 2/4.**
 - ~~2.~~ **b.** Route 765: Existing mature trees (minimum caliper 6") located within the ~~100~~ **25-foot setback along** Route 765 ~~roadway~~ **buffer** shall be retained. Where there are no existing trees within the ~~buffer~~ **setback**, street trees approved by the Department of Planning & Zoning shall be planted every ~~40~~ **50** feet on center.
 - ~~3.~~ **c.** All other roads: Street trees shall be planted every ~~30~~ **50** feet on center.
- ~~C.~~ **3. Pedestrian Walkways**

Where required, sidewalks shall be a minimum 5 foot wide ~~exposed aggregate~~ **red brick or concrete** on at least one side of the road with a minimum 5 foot wide ~~planting strip between the sidewalk and the road.~~ Locations of sidewalks shall be determined on the basis of meeting the goal of providing safe and convenient pedestrian access ~~to the center of town.~~

5.4.2.A **B.** Road Construction Requirements in Sub-area B of the Village District

1. All roads ~~must~~ **shall** be constructed to Calvert County road standards and in accordance with the St. Leonard Road Improvement Plan ~~(Master Plan, page 19-21)~~ and must be completed ~~and bonded~~ prior to the issuance of building permits. No additional entrances onto Route 2/4 are permitted within this Sub-area.

- ~~B. 2.~~ Streetscape and Landscaping Design Standards
Combinations of paving, lighting, signage, ~~site furnishing~~ **street furniture**, and planting shall create a unifying ~~sense~~ **streetscape** and respond to the needs of the pedestrian as well as to the needs of the motorist.

- ~~4. 3.~~ Design Standards Along Route 765 Within Sub-area B
 - a. Road improvements including sidewalks and street trees shall be constructed by the County in accordance with the ~~Main Street Road Improvement Plan shown on page 21~~ **in the Transportation Section** of the St. Leonard Master Plan. In the event that a property owner does not wish to grant the necessary easements for these improvements, the owners will be required to make improvements in accordance with the plan at such time as any new building on the property is constructed or any existing building on the property is expanded.

 - b. Street trees shall be deciduous and a minimum of 2 ½" caliper when planted. The trees shall be planted in line, where possible, and spaced **25' 50 feet** on center. Trees on any given block shall be of the same species. See ~~Street Section~~ **the Department of Planning and Zoning** for a list of acceptable tree species.

 - c. Benches shall be ~~the "Calvert" traditional bench as manufactured by Victor Stanley, Inc. or the equivalent.~~ **installed in accordance with the St. Leonard Architectural Design Manual (see Section 6-7.02.B.3 of this Ordinance for details)**. They shall be placed in locations that have shade, visibility, and do not impede vehicular or pedestrian traffic.

 - d. To provide for pedestrian lighting, street lighting shall be provided ~~in accordance with the St. Leonard Architectural Design Manual (see Section 6-7.02.B.3 of this Ordinance for details).~~ Lightings shall be Newbury Port Luminaire, painted black and mounted on a ten foot Hancock post, painted black, as manufactured by Spring City Electrical Manufacturing Company or the equivalent. They shall be spaced 50' on center and integrated into ~~alternated~~ **between** the street trees ~~spacing~~.

 - e. Trash containers shall be ~~Model S-42 Ironsites, Bethesda Series by Victor Stanley, Inc. or the equivalent.~~ **provided in accordance with the St. Leonard Architectural Design Manual (see Section 6-7.02.B.3 of this Ordinance for details)**. They shall be located at ~~each intersection along Main Street, 25' back from the intersection next~~ **convenient locations in close proximity** to the sidewalk.

 - f. Sidewalks shall be ~~concrete unit pavers, Prince Frederick blend, brick shapes, laid running bond stacked mixed on a flexible bed~~ **concrete**.

- g. Walls or fences shall be provided in accordance with the St. Leonard Architectural Design Manual (see Section 6-7.02.B.3 of this Ordinance for details). ~~shall be used on Main Street when existing buildings do not align with the minimum setback requirements. Walls shall be constructed of red brick similar to the Prince Frederick blend to a maximum height of four feet. Fences of wood may be split rail or picket, 3' to 4' height.~~
- h. Traffic and directional signage shall conform to county and state standards, but mounted on 2" diameter steel poles, painted black.
- i. ~~Paving for parallel parking area shall be a tan grey concrete unit paver, brick shape, and in a herringbone pattern.~~
- ~~j.~~ i. Curb and Gutter shall conform to county and state standards.
 - i. ~~Use a rolled curb at intersections with a 24" gutter.~~
 - ii. ~~Separate parallel parking spaces from sidewalk and plantings areas with a standard curb.~~

~~2.~~ 4. Design Standards Along All Other Streets Within Subarea B

- a. A five foot wide planting strip shall be planted along both sides of the street and shall be planted with grass.
- b. Street trees with a minimum of 2" caliper shall be planted within the planting strip but not directly in front of houses. ~~Mix a variety of species.~~
- c. Street lighting shall be Newbury Port Luminaires with Hancock post, painted black, as manufactured by Spring City Electrical Manufacturing Co or the equivalent provided in accordance with the St. Leonard Architectural Design Manual (see Section 6-7.02.B.3 of this Ordinance for details). ~~Space on 75' centers and integrate with tree spacing.~~ They shall be alternated between the street trees.
- d. Sidewalk shall be 5' wide exposed aggregate concrete.
- e. Traffic and directional signage shall conform to county and state standards, but shall be mounted on 2" diameter steel poles, painted black or on street lights.
- f. Paving for parallel parking shall be of the same surface material as the roadway.
- g. There shall be no curb and gutter.
- h. Fencing shall be brick, iron, or wood with a maximum 3' to 4' height on street frontage. Wood fencing shall be either picket with spacings or solid vertical plain boards (no patterned or diagonal boards, uneven tops, stockade, or chain link fencing) provided in accordance with the St. Leonard Architectural Design Manual (see Section 6-7.02.B.3 of this Ordinance for details).

5-5.2.A C. Road Requirements in the Residential District

- 1.** All roads ~~must~~ shall be constructed to Calvert County road standards and in accordance with the St. Leonard Road Improvement Plan and must be completed and bonded prior to the issuance of building permits. No entrances onto Route 2/4 are permitted within this district.
- B- 2.** Landscaping Along Roads. Street trees shall be planted every ~~30~~ 50 feet on center along all new roads.
- C- 3.** Pedestrian Walkways. Where required, sidewalks shall be a minimum 5 foot wide ~~exposed aggregate~~ concrete on at least one side of the road with a minimum 5 foot wide planting strip between the sidewalk and the road. Locations of sidewalks shall be determined on the basis of meeting the goal of providing safe and convenient pedestrian access ~~to the center of town.~~

5-3 TOWNHOUSE, SINGLE-FAMILY ATTACHED, MULTI-FAMILY DEVELOPMENT, & MIXED RESIDENTIAL DEVELOPMENT

The provisions of Section 5-3 of the Calvert County Zoning Ordinance apply in the St. Leonard Town Center except in Sub-area C of the Village District, which is subject to the Form-Based Code in Section 6-12 of this Ordinance.

5-4 SECTION NUMBER RESERVED

5-5 AGE-RESTRICTED HOUSING COMMUNITIES

The provisions of Section 5-5 of the Calvert County Zoning Ordinance apply in the St. Leonard Town Center with no exceptions.

This page intentionally left blank.

ARTICLE 6
ARCHITECTURAL REQUIREMENTS AND GUIDELINES
NON-RESIDENTIAL & MIXED USE DEVELOPMENT REQUIREMENTS

The provisions of Article 6 of the Calvert County Zoning Ordinance apply throughout the St. Leonard Town Center, except where indicated herein. Note: Section numbers that are “RESERVED” do not apply within the St. Leonard Town Center.

		Article 6 Page No.
<u>6-1</u>	<u>Non-Residential & Mixed Use Development Requirements</u>	<u>1</u>
<u>6-2</u>	<u>Lot area, Setback & Height Requirements for Non-Residential Uses & Mixed Uses</u>	<u>1</u>
<u>6-3</u>	<u>Parking And Loading Requirements For Non-Residential Uses</u>	<u>4</u>
<u>6-4</u>	<u>Pedestrian/Vehicular Flow</u>	<u>4</u>
<u>6-5</u>	<u>Landscaping</u>	<u>5</u>
<u>6-6</u>	<u>Outdoor Lighting</u>	<u>7</u>
<u>6-7</u>	<u>Appearance Code</u>	<u>8</u>
<u>6-8</u>	<u>Signs</u>	<u>13</u>
<u>6-9</u>	<u>Section Number Reserved</u>	<u>19</u>
<u>6-10</u>	<u>Adequate Public Facilities Requirements</u>	<u>19</u>
<u>6-11</u>	<u>Appeals</u>	<u>19</u>
<u>6-12</u>	<u>Form-Based Code for Sub-Area C of the Village District</u>	<u>21</u>

6-1 NON-RESIDENTIAL & MIXED USE DEVELOPMENT REQUIREMENTS

6-1.01 Purpose and Intent

The provisions of Section 6-1.01 of the Calvert County Zoning Ordinance apply in the St. Leonard Town Center with no exceptions.

6-1.02 SECTION NUMBER RESERVED

6-2 LOT AREA, SETBACK & HEIGHT REQUIREMENTS FOR NON-RESIDENTIAL USES & MIXED USES

The provisions of Section 6-2 of the Calvert County Zoning Ordinance are replaced by the following requirements in the St. Leonard Town Center.

6-2.01 Lot Area, Setback, & Height Requirements for Non-Residential Development

- A. There are no minimum lot area requirements for non-residential and mixed use development in the St. Leonard Town Center.**
- B. The setback requirements for non-residential and mixed use development shall be as listed in Table 6-1.A. The purpose of setbacks from roads is to ensure safe distances and good visibility between buildings and traffic, and to provide for pedestrian access and streetscape improvements. Side and rear setbacks are intended to protect adjacent properties if uses are not compatible and to provide room for emergency vehicle access, maintenance, and screening where needed.**

TABLE 6-1.A¹ SETBACK REQUIREMENTS FOR NON-RESIDENTIAL DEVELOPMENT & MIXED USE DEVELOPMENT				
Setback Requirements for Structures & Uses (Principal & Accessory)²	Village District Sub-areas			Residential District
	A	B	C³	
Minimum Setback from Route 2/4: 100 feet from edge of Right-of-Way (R/W)	✓	✓	N/A	✓
Minimum Setback from Rt. 765 (St. Leonard Road): 100-ft. 25 feet* from edge of pavement R/W	✓	✓		✓
Minimum Front yard Setback and Setback from all other roads: 35 25 feet from edge of R/W	✓			✓
Minimum Front yard Setback and Setback from all other roads: 20 feet from edge of pavement R/W		✓		
Minimum Side yard Setback: 10 feet	✓			✓
Minimum Side yard Setback: 6 feet		✓		
Minimum Back Rear yard Setback: 50 30 feet	✓	✓		✓
Minimum Back yard Setback: 20 feet		✓		
*Exceptions in Sub-area B of the Village District: a) Canvas Awnings may extend up to six feet into the setback area (allowing for a minimum eight-foot clearance over the sidewalk); and b) Buildings may be set further from street if public plazas are provided in front of the buildings or they may extend over the sidewalk (allowing for pedestrian movement through a covered arcade). (Moved from Table II)				

6-2.02 Height Regulations for Non-Residential Development & Mixed Use Development

In addition to the height regulations of this Section, all structures shall conform to the St. Leonard Appearance Code (Section 6-7 of this Ordinance).

- A. The maximum height of a building or structure shall be measured from the average elevation of the finished grade at the front of the building facing the street to the highest point of the roof. A parking garage may be provided beneath the rear of a building as long as the height of the building from the street side does not exceed the requirements of this Section and the parking garage is not visible from the road.**
- B. In the Residential District and Sub-areas A and B of the Village District, the height of structures is limited to two stories plus a habitable roof, not to exceed 36 feet.**

¹ **Table 6-1.A replaces in its entirety Table 6-1 of the Calvert County Zoning Ordinance.**

² **The side and rear setbacks may be reduced by the Planning Commission or its designee to as low as 0 feet if:**

- a. Maintenance is addressed; and**
- b. emergency vehicle access is addressed and approved by the Public Safety Dept.; and**
- c. the adjoining property has a compatible use or written permission is received from all owners of properties that share a boundary along which a setback reduction is proposed; and**
- d. existing screening is determined to be adequate or adequate screening will be provided.**

Note: A variance from the Board of Appeals may be sought if any of the above conditions cannot be met.

³ **See Section 6-12 for Setback Requirements in Sub-area C of the Village District.**

C. Exceptions: In Sub-areas B and C of the Village District, the height of structures may be increased to three stories plus a habitable roof, not to exceed 50 feet, as a bonus for providing at least one of the following public benefits:

- 1. if the building is designed with a green roof to absorb stormwater and the following additional conditions are met:**
 - a. A corniced parapet or mansard roof is required to shield equipment on the roof; and**
 - b. at least 60 percent of the flat roof shall be covered and maintained in plantings.**
- 2. if the property owner is willing to record covenants in the Land Records of Calvert County stating that the use of the entire net floor area of the first floor of the building fronting on the street will be restricted to eating establishments and/or retail commercial uses; or**
- 3. if the building contains at least two workforce housing units, as defined by the Calvert County Zoning Ordinance. The following additional conditions apply:**
 - a. the units are designated as workforce housing as defined in Article 12 of the Calvert County Zoning Ordinance; and**
 - b. renter eligibility shall be verified by the Calvert County Housing Authority; and**
 - c. the density shall not exceed that which is permitted by Article Five of this Ordinance, but no TDRs shall be required for the workforce housing units; and**
 - d. Each workforce housing unit shall be no less than 400 square feet and no more than 800 square feet in size; and**
 - e. prior to final site plan approval, covenants shall be recorded in the Land Records of Calvert County indicating that the units are restricted to occupants who qualify for workforce housing in perpetuity.**
- 4. if the building is certified as either LEED (Leadership in Energy & Environmental Design) Silver or Green Globe designation.**

D. Exemptions:

- 1. Fire towers, hose towers, cooling towers, steeples, flag poles, silos, smokestacks, masts, transmission line poles and towers, water tanks, and monuments are exempt from height restrictions unless used for the purpose of camouflaging or concealing wireless communications facilities such as towers or antennas. Such structures shall be subject to the requirements of Section 3-3 of the Calvert County Zoning Ordinance.**
- 2. The Planning Commission or its designee may allow architectural features such as clock towers, turrets, widow's walks, or cupolas attached to a structure to exceed the height regulations subject to the following conditions:**
 - a. the outside measurements of the feature do not exceed 150 square feet; and**
 - b. the feature does not exceed the height requirements by more than 12 feet.**

6-3 PARKING AND LOADING REQUIREMENTS FOR NON-RESIDENTIAL USES & MIXED USES

6-3.01 General Provisions

The provisions of Section 6-3.01 of the Calvert County Zoning Ordinance apply in the Residential District of the St. Leonard Town Center with no exceptions. The parking requirements contained in Section 6-12 of this Ordinance apply in Sub-area C of the Village District. In Sub-area B of the Village District, the Calvert County Zoning Ordinance applies as specified below:

- A. See Calvert County Zoning Ordinance.**
- B. See Calvert County Zoning Ordinance.**
- C. See Calvert County Zoning Ordinance.**
- D. See Calvert County Zoning Ordinance.**
- E. See Calvert County Zoning Ordinance.**
- F. See Calvert County Zoning Ordinance.**
- G. See Calvert County Zoning Ordinance.**
- H. Location of Parking:**
 - 1. On-street parking is permitted along all local roads within this the Village District designed in accordance with the St. Leonard Road Standards shown in the Master Plan and along Route 765 within Sub-area B.**
 - 2. Shared parking ~~is strongly encouraged~~ may be permitted if permanent easements are recorded.**
 - 3. On-site parking lots ~~must~~ shall be located in back of any buildings fronting on a public roadway. Exception: The Planning Commission or its designee may allow a parking lot to be located along the side of a building if doing so would improve vehicular circulation; and the parking lot will be adequately screened from adjoining properties and the road.**

TABLE 6-2 NUMBER OF PARKING SPACES REQUIRED –
See Calvert County Zoning Ordinance.

6-3.02 Off-Street Loading and Unloading

Off-street loading and unloading areas are not required in the St. Leonard Town Center.

6-3.03 Section Number Reserved

6-4 PEDESTRIAN/VEHICULAR FLOW

The provisions of Section 6-4 of the Calvert County Zoning Ordinance apply in the St. Leonard Town Center, except for the addition and deletion of certain text. As applied within the St. Leonard Town Center, Section 6-4 of the Calvert County Zoning Ordinance is amended as indicated below. Exception: Sub-area C of the Village District, which is subject to the Form-Based Code contained in Section 6-12 herein.

6-4.01 Site Access

See Calvert County Zoning Ordinance.

- A. No additional entrances onto Route 2/4 are permitted.**
- B. SECTION NUMBER RESERVED.**

- C. SECTION NUMBER RESERVED.
- D. See Calvert County Zoning Ordinance.
- E. See Calvert County Zoning Ordinance.
- F. See Calvert County Zoning Ordinance.
- G. See Calvert County Zoning Ordinance.

6-4.02 Vehicular Flow (on site)

The provisions of Section 6-4.02 of the Calvert County Zoning Ordinance apply in the St. Leonard Town Center except in Sub-area C of the Village District, which is subject to the Form-Based Code in Section 6-12 of this Ordinance.

6-4.03 Pedestrian and Bicycle Flow

See Calvert County Zoning Ordinance.

- A. See Calvert County Zoning Ordinance.
- B. See Calvert County Zoning Ordinance.
- C. See Calvert County Zoning Ordinance.
- D. See Calvert County Zoning Ordinance.
- E. Where required, sidewalks shall be a minimum 5 foot wide ~~exposed aggregate~~ **red brick or concrete** on at least one side of the road with a minimum 5 foot wide planting strip between the sidewalk and the road **or any on-street parking**. Locations of sidewalks shall be determined on the basis of meeting the goal of providing safe and convenient pedestrian access to the center of town.
- F. Buildings shall be oriented so that the front building wall includes the main entrance to the building. Loading docks, overhead doors, and other service entries are prohibited on the street-facing façade of the building.

6-4.04 Delivery Trucks and Trash Collection Vehicles

The provisions of Section 6-4.04 of the Calvert County Zoning Ordinance apply in the St. Leonard Town Center except in Sub-area C of the Village District, which is subject to the Form-Based Code in Section 6-12 of this Ordinance.

6-5 LANDSCAPING

The provisions of Sections 6-5.01 through 6-5.04 of the Calvert County Zoning Ordinance apply without exceptions in the St. Leonard Town Center, except in Sub-area C of the Village District, which is subject to the Form-Based Code contained in Section 6-12 herein.

6-5.05 Buffering Adjacent to Non-Commercial Properties

The provisions of Section 6-5.05 of the Calvert County Zoning Ordinance are replaced by the following requirements in the St. Leonard Town Center:

- A. Purpose: Buffering along property boundaries is necessary in order to reduce the impact of development on non-commercial properties.
- B. Requirement: All non-residential developments shall provide a minimum of a 20-foot landscaped buffer along the length of the property line when adjacent to an existing residentially used property, a property with an active residential building permit, a property which is designated primarily for residential use by this Ordinance, or a property with a non-compatible use.

C. Exceptions:

The Planning Commission Administrator may waive all or part of the above provisions in the following instances:

- 1. The 20-foot landscaped buffer may be reduced to a minimum of 12 feet through the use of a landscaped berm at least three feet in height at finished grade elevation, prior to the application of mulch to the berm.**
- 2. Natural slopes and existing vegetation may be substituted for some or all of the requirements above, provided that these features serve to buffer the area from adjoining properties.**
- 3. When screening is required as per Section 6-5.06, the Planning Commission Administrator may reduce or waive the buffering requirements for that portion of the property which is screened.**

6-5.06 Screening

The provisions of Section 6-5.06 of the Calvert County Zoning Ordinance are replaced by the following requirements in the St. Leonard Town Center:

- A. Purpose: Screening is required in order to hide unattractive or incompatible uses from view and to reduce the noise impact of outdoor uses.**
- B. Materials: Screening may be in the form of trees or shrubs, fences or walls, or a combination of those materials, as specified below:**
 - 1. Solid/opaque wooden or masonry fencing meeting the Appearance Code of this Ordinance (Section 6-7). Chain link fences are unacceptable.**
 - 2. Where masonry or wooden fencing is utilized, a minimum two foot strip outside the fencing or wall shall be landscaped with clusters of trees and shrubs with a maximum spacing between clusters of 25 feet.**
 - 3. Natural slopes and existing features which effectively conceal the use from general view may be used. Berms may be utilized with any of the above screening materials.**
- C. Requirements.**
 - 1. Screening for the uses listed in this Section shall be designed, installed, and maintained so that it is capable of providing year-round, 100 percent visual screening of non-residential use from the adjacent roadways, sidewalks, nearby residential properties or properties with non-compatible uses, where applicable. Vegetative screening shall be a minimum of six feet in height at installation.**
 - 2. Screening with trees, shrubs and/or fencing or walls is required on any portion of a non-residential development if any of the following are visible from roadways, sidewalks, or adjacent residential properties or properties with non-compatible uses:**
 - a. loading and unloading areas; and**
 - b. trash or disposal areas; and**
 - c. exterior storage; and**
 - d. business lighting that will project onto nearby residential properties or adjacent roadways; and**
 - e. any other uses which are visually incompatible with neighboring land uses.**

3. Screening with trees and shrubs is required on any portion of a non-residential property if the following use is visible from adjoining residential properties or properties with non-compatible uses:
 - a. Outdoor Patron Areas associated with an Eating Establishment with no amplified music or other entertainment within the Outdoor Patron Area.
4. Screening with walls meeting the Appearance Code is required around the perimeter of all Outdoor Patron Areas associated with a Tavern, Bar, Nightclub or Lounge, or associated with an Eating Establishment where amplified music or other entertainment is provided in the Outdoor Patron Areas. The walls shall be subject to the following requirements:
 - a. The walls shall be a minimum of six feet in height;
 - b. Approval from the Architectural Review Committee is required;
 - c. The walls shall have a desirable appearance from both sides;
 - d. No signs shall be attached to the outside of any walls. Any signs attached to the inside of the walls shall comply with Section 6-8 of this Ordinance; and
 - e. No ornamentation, other than that which is approved by the Architectural Review Committee, shall be permitted on the walls.
5. Low screening (3' minimum feet) is required along the perimeter of parking lots in cases where the parking lots are visible from roads or adjacent (off-site) properties and to conceal accessory uses that are 4 feet or less in height. Low screening shall not restrict sight distance needed for vehicular safety. The following materials may be used individually or in combination with each other to provide low screening:
 - a. Evergreens (where the minimum height at the time of planting is 12 inches and has the potential of reaching a height of at least three feet within five years and where the plantings are capable of creating a continuous screen within 3 years.
 - b. Solid/opaque fencing with a minimum height of 3 ft. in materials approved by the Department of Planning and Zoning. Chain link fences are unacceptable.
 - c. Natural slopes and existing features where the effectively conceal; the use from view. Berms may be used with any of the above.

D. Exceptions:

The Planning Commission Administrator may waive all or part of the above screening requirements if:

1. written permission is received from all owners of properties that share a boundary along which the screening is proposed; and
2. existing screening is determined to be adequate.

6-6 OUTDOOR LIGHTING

The provisions of Section 6-6 of the Calvert County Zoning Ordinance apply in the St. Leonard Town Center without exception.

6-7 APPEARANCE CODE

Section 6-7 of the Calvert County Zoning Ordinance is replaced in its entirety by the following requirements in the St. Leonard Town Center:

6-7.01 Purpose

- 6-1 Building design standards are based on the premise that the overall appearance of a community bears a direct relationship to the social well being of its residents, affects property values, and provides economic opportunities. These standards are intended to encourage the sense of a cohesive streetscape within the Town Center.
- 6-2 In keeping with the goal of utilizing traditional site design principles to help establish a clear identity for St. Leonard and to commemorate the Town Center's early 20th Century roots and historic antecedents, buildings shall be designed to be compatible with traditional regional building designs. Within this basic design framework, buildings and accessory structures may vary from detailed copies of traditional architectural designs to contemporary interpretations of these designs.

6-7.02 Applicability**7. A. The Appearance Code Criteria and Guidelines apply to the following:****a.1. All new construction, remodeling, and additions to:**

- a.** commercial, office, industrial, and institutional and residential buildings; and
- b.** accessory structures (such as decks and sheds); and
- c.** components of buildings such as windows, doors, decorative elements, and canopies, including the replacement of siding and change of exterior color.
- ~~b.~~ Additions to existing commercial, office, industrial and institutional buildings;
- ~~c.2.~~ New fences and walls and changes to existing fences and walls visible from existing or proposed public roads or used for screening; and
- ~~d.3.~~ new signs and changes to existing signs; and
- ~~e.4.~~ all new residential buildings and additions and remodeling of existing residential buildings that are visible from existing or proposed public roads. and remodeling of existing residential buildings visible from public roads.

B. Exceptions:

- 1.** Additions to existing structures which do not conform to these architectural standards shall be permitted to be constructed in conformance with their own the style of the remainder of the building, provided that the addition is no more than 50% of the size of the original building.
- 2.** Detached accessory structures containing up to 250 square feet are exempt from roof pitch and roof style requirements of this Ordinance. All other requirements of this Ordinance (e.g., setbacks, building permit requirements, etc.) shall be met.
- 3.** The Planning Commission shall maintain an Architectural Design Manual, which shall include:
- a.** guidelines to be used in conjunction with the Appearance Code Criteria of this Zoning Ordinance; and

- b. examples of structures and elements, such as outdoor lighting fixtures, fences, street furniture, and trash enclosures, the design of which has been pre-approved by the Planning Commission after recommendation by the St. Leonard Architectural Review Committee.

Any new element or accessory structure that is determined to be in compliance with the Architectural Design Manual may be approved by the Planning Commission Administrator without review by the Architectural Review Committee.

The Planning Commission may delegate to its Administrator the authority to approve new elements or structures to be added to the Architectural Design Manual that are consistent with the Master Plan and Zoning Ordinance, and comply with the recommendations of the Architectural Review Committee.

6-7.03 Criteria for Buildings and Accessory Structures (other than signs⁴)

The intent of imposing criteria for Architectural Review of buildings and accessory structures is to maintain and reinforce the existing architectural character of the area.

TABLE 6-3 ARCHITECTURAL DESIGN CRITERIA

The following Architectural Design Criteria shall be imposed on all buildings and accessory structures within the St. Leonard Town Center (excluding signs, which are subject to the criteria contained in Section 6-8 of this Ordinance). For additional details, see the Architectural Design Manual maintained by the Planning Commission.

<u>ARCHITECTURAL FEATURE</u>	<u>CRITERIA⁵</u>		
	<u>Village District Sub-area A</u>	<u>Village District Sub-area B</u>	<u>Residential District</u>
<u>Style</u>	Traditional regional building designs commemorating St. Leonard's early 20 th Century roots, varying from detailed copies of traditional architectural designs to contemporary interpretations of these designs. <i>(Summarized from Section 6.2)</i>		
<u>Building Height</u> <u>See Also: Section 6-2.02 of this Ordinance.</u>	<u>Maximum: Two stories plus a habitable roof.</u>	<u>Maximum: Two stories plus a habitable roof permitted. Two stories required along Route 765.</u>	<u>Maximum: Two Stories plus a habitable roof.</u>

⁴ For sign criteria, see Section 6-8 of this Ordinance.

⁵ See Section 6-12 of this Ordinance for Architectural Review Criteria in Sub-area C of the Village District.

6-7.03 Criteria for Buildings and Accessory Structures (other than signs)

<u>ARCHITECTURAL FEATURE</u>	<u>CRITERIA⁵</u>		
	<u>Village District Sub-area A</u>	<u>Village District Sub-area B</u>	<u>Residential District</u>
<u>Siding Building Materials</u>	<u>Wood or wood appearance clapboard siding with wide corner boards; brick (red tones only); stucco; synthetic stucco; split face block; natural stone; colors and tones shall be muted.</u>	<u>Wood or wood appearance clapboard siding with wide corner boards; brick (red tones only); stucco; synthetic stucco; split face block; natural stone; colors and tones shall be muted.</u>	<u>Siding shall be consistent with existing homes in the district; colors and tones shall be muted.</u>
<u>Pitched Roofs</u>	<u>Minimum Main roof pitch shall be: 6/12; colors and tones shall be muted. <u>Dormer roofs are not subject to these requirements.</u></u>	<u>Minimum Main roof pitch shall be: 6/12; colors and tones shall be muted. <u>Dormer roofs are not subject to these requirements.</u></u>	<u>Minimum Main roof pitch shall be: 6/12; colors and tones shall be muted. <u>Dormer roofs are not subject to these requirements.</u></u>
<u>Flat Roofs</u>	<u><u>Not permitted.</u></u>	<u>Flat roofs are permitted provided they are capped by a cornice. <u>Green roofs are encouraged. See Section 6-2.02.E.3</u></u>	<u><u>Not permitted.</u></u>
<u>Windows, Skylights, and Shutters</u>	<u>Windows shall be longer than they are wide. A recommended proportion is 2:1 to 3:1 (height:width). <u>Skylights are with no restrictions.</u> <u>Shutters, if used, shall be sized to fit the window if closed.</u></u>	<u>Windows shall be longer than they are wide. A recommended proportion is 2:1 to 3:1 (height:width). Commercial Buildings along Route 765 shall be primarily glass at street level. <u>Skylights are permitted with no restrictions.</u> <u>Shutters, if used, shall be sized to fit the window if closed.</u></u>	<u>Windows shall be longer than they are wide. A recommended proportion is 2:1 to 3:1 (height:width). <u>Skylights are permitted with no restrictions.</u> <u>Shutters, if used, shall be sized to fit the window if closed.</u></u>
<u>Solar Panels (roof-mounted and freestanding)</u>	<u><u>Solar panels are permitted with no restrictions.</u></u>	<u><u>Solar panels are permitted with no restrictions.</u></u>	<u><u>Solar panels are permitted with no restrictions.</u></u>

6-7.03 Criteria for Buildings and Accessory Structures (other than signs)

<u>ARCHITECTURAL FEATURE</u>	<u>CRITERIA⁵</u>		
	<u>Village District Sub-area A</u>	<u>Village District Sub-area B</u>	<u>Residential District</u>
<u>Fences and Walls, such as Garden Walls, Screening Walls, and Retaining Walls</u>	<u>Chain link and stockade fencing are not permitted if visible from existing or proposed public roads.</u> <u>The maximum height of fences along street frontages is 4 feet.</u> <u>Design shall be in same style as building. Retaining walls should be constructed in a brick pattern.</u>	<u>Chain link and stockade fencing are not permitted if visible from existing or proposed public roads.</u> <u>The maximum height of fences along street frontages is 4 feet.</u> <u>Design shall be in same style as building. Retaining walls should be constructed in a brick pattern.</u>	<u>Chain link and stockade fencing are not permitted if visible from existing or proposed public roads.</u> <u>The maximum height of fences along street frontages is 4 feet.</u> <u>Design shall be in same style as building. Retaining walls should be constructed in a brick pattern.</u>
<u>Height</u>	<u>See Section 5-1.11 for Residential Structures and Section 6-2.02 for Non-Residential Structures.</u>		
<u>Proportion, Rhythm and Scale</u>	<u>See the Architectural Design Manual.</u>		
<u>Ornamentation & Columns</u>	<u>No criteria.</u>	<u>No criteria.</u>	<u>No criteria.</u>
<u>Utilities and trash receptacles</u>	<u>Screened or positioned so that they are not visible from public roads or adjoining properties.</u>	<u>Screened or positioned so that they are not visible from public roads or adjoining properties.</u>	<u>Screened or positioned so that they are not visible from public roads or adjoining properties.</u>
<u>Accessory Structures (e.g., Sheds, Gazebos & Garages)</u>	<u>Up to 250 square feet: Shall meet all Appearance Code criteria, except roof pitch and roof style.</u> <u>Greater than 250 square feet: Shall meet all Appearance Code criteria.</u>	<u>Up to 250 square feet: Shall meet all Appearance Code criteria, except roof pitch and roof style.</u> <u>Greater than 250 square feet: Shall meet all Appearance Code criteria.</u>	<u>Up to 250 square feet: Shall meet all Appearance Code criteria, except roof pitch and roof style.</u> <u>Greater than 250 square feet: Shall meet all Appearance Code criteria.</u>
<u>Decks and Porches</u>	<u>When porches are used, they should extend at least half the length of a house. Design shall be in the same style as the building.</u>	<u>When porches are used, they should extend at least half the length of a house. Design shall be in the same style as the building.</u>	<u>No criteria.</u>
<u>Lighting</u>	<u>Shall be designed to be in harmony with the character of the building and its surrounding buildings.</u>	<u>Shall be designed to be in harmony with the character of the building and its surrounding buildings.</u>	<u>Shall be designed to be in harmony with the character of the building and its surrounding buildings.</u>

6-7.04 Architectural Review Committee

3. A. Composition:

The Architectural Review Committee shall be composed of five members. **Priority shall be given to the appointment of members who reside or work within the Town Center.** At least one member shall be an owner of a business located within the Town Center and at least one member should be a resident who is not connected with a business within the Town Center. At least one member shall have experience in architecture, landscape architecture, historic preservation, urban design planning, engineering or related fields. Priority may be given to those who have participated in the master planning process. Exceptions in the criteria listed above may be made by the Board of County Commissioners in the event there are not enough qualifying applicants.

4. B. Tenure:

Members shall serve for four years and may be reappointed by the County Commissioners. The composition of the Committee shall remain as above. Any member who misses three meetings in a row will be dismissed.

5. C. Officers:

The Committee ~~may~~ **shall** elect a Chairman and Vice-Chairman biennially. **The Chairman and Vice-Chairman may be a Committee member or staff may be elected Chairman-pro-tem without voting authority. The Chairman-pro-tem may assign the Chairmanship as needed in his/her absence.**

6. D. Meetings:

The Committee shall hold regular meeting monthly unless otherwise determined by ~~a majority vote of the committee membership~~ **the Committee Chairman or, in the Chairman's absence, the Vice-Chairman. In addition, the Committee shall be on call to review development proposals. Three members shall constitute a quorum.**

E. **Jurisdiction:**

- 1. The Committee shall have authority to review site designs and external design features of buildings, structures other than buildings, and signs for public, quasi-public, commercial, residential, industrial, multi-family or mixed use development. The Committee shall make judgments on the external design features based on the requirements of the St. Leonard Master Plan and Zoning Ordinance.**
- 2. The Committee shall not have authority to approve site plans, including landscaping plans. Site plans shall be approved as set forth in the Zoning Ordinance and Town Center Master Plans.**
- 3. The Committee shall have authority to review existing rules and regulations governing landscaping and site design and make recommendations to the Planning Commission.**
- 4. The Committee shall also review proposed plans for public amenities, such as squares, landscaping plans, signs, and street furniture, and shall make recommendations to the Planning Commission and Board of County Commissioners.**

8. F. Review Process for Projects Requiring Architectural Review

- a. 1.** Submittal of Applications: **The Department of Planning & Zoning shall establish and publish application procedures, forms, and submittal requirements, subject to approval by the Planning Commission.** Applicants are strongly encouraged to submit their plans as early as possible in order to avoid any delays or revisions.
- b. 2.** Review Procedure: The St. Leonard Town Center Architectural Review Committee shall review applicable projects in accordance with the provisions of this Ordinance and make recommendations in writing to the Planning Commission. The Planning Commission may delegate authority to its Chairperson or its Secretary to approve design features that are both consistent with the Master Plan and its Zoning Ordinance and comply with the recommendations of the Architectural Review Committee.
- 3.** **Participation in Meetings:** Applicants or their representatives are required to attend and participate in discussions concerning their proposed projects. Projects will not be reviewed unless the applicant or a representative is present at the review meeting except upon request of the applicant.
- 9. 4.** Appeals: Any appeals from a decision of the Planning Commission for architectural review of a project associated with a Category I Site Plan (See Section 4-2.01.B.3 of the Calvert County Zoning Ordinance) shall be noted in the Circuit Court for Calvert County. Such appeal shall be taken according to the Maryland Rules as set forth in Title 7, Chapter 200, as amended from time to time, within 30 days of the Planning Commission's decision. Any appeal from a decision of the Planning Commission for architectural review of any project other than those associated with a Category I Site Plan may be appealed to the Board of Appeals. Such appeal shall be made in accordance with Section 11-1.04 of the Calvert County Zoning Ordinance within 30 days of the Planning Commission's decision.
- 10. 5.** Enforcement: Building Permits may not be issued until architectural approval is obtained. Failure to obtain a building permit for a use requiring permits and/or failure to comply the requirements for architectural design is subject to the provisions in Section 1-7 of the Calvert County Zoning Ordinance.

6-8 **SIGNS**

Section 6-8 of the Calvert County Zoning Ordinance is replaced by the following requirements in the St. Leonard Town Center, except where noted.

6-8.01 Purpose

The purpose of this Section is to regulate signs and to promote Town Center businesses without significantly impacting overall aesthetics, property values, public safety, or impinging on free speech.

6.4.2 6-8.02 General Requirements - All Sign Provisions

- 1. A.** Illuminated signs shall be shielded so that no direct rays of light shall cause glare or reflection on any portion of an adjacent highway or residential building.
- 2. B.** No signs shall have moving parts or project any intermittent or flashing illumination.
- 3. C.** No sign shall be displayed which uses the words "Stop" or "Danger" or presents or implies the need or requirement of stopping or the existence of danger as part of an advertising sign.

4. **D.** No sign shall be located which will interfere with the traffic visibility on the right-of-way of any road or on any slope or drainage easement of the road.
5. **E.** No sign shall be permitted which contains statements, words or pictures of an obscene character.
6. **F.** No signs shall be placed on rocks, trees, or on poles maintained by public utilities.
7. **G.** All portable signs shall be limited as follows:
 - a. ~~Hot air balloons and search lights are allowed for promotions only, not to exceed 72 hours in a year.~~
 - b. ~~Pennants and banners are permitted for display periods not to exceed 14 days prior to an event, and not to exceed 30 days per year.~~
 - c. **1. One "Sandwich type Board" (A-frame) style sign is shall be permitted per business on premises, subject to the following conditions:**
 - d. **a. Each sign board face shall not exceed 9 sq. ft. and the total height is shall not to exceed 48 inches.**
 - e.
 - f. **b. Sign materials shall be wood, wood appearance, metal, chalkboard, or white board. The sign must either be constructed and maintained according to the adopted specifications in accordance with the requirements of this Section or receive special approval from the Architectural Review Committee.**
 - g. **c. The sign shall be located on the property upon which the business is located. No off-premise portable signs shall be permitted.**
 - h. **d. The sign shall be located so as to not restrict sight distance below called for in that which is required by the standards established by the American Association of State Highway and Transportation Officials (AASHTO) standards. Note: The County will provide drawings depicting AASHTO standards. Applicants will be responsible for meeting those standards.**
 - i. **e. There is no setback for such signs; however, the sign shall not be located within the right-of-way, and no sign shall obstruct pedestrian pathways, sidewalks, or vehicular travelways.**
 - j. **f. The owner shall obtain a permit for the sign; however, the size of the sign will not count against the total signage allowed under Section 6-8.07 of the Galvest County by this Zoning Ordinance.**
 - k. ~~For roads with posted speed limits greater than 30 miles an hour, the sign shall be at least 50' from the right-of-way. Note: These signs are not effective on high speed roads, and they present a greater danger.~~
 - l. **g. Sign shall not be illuminated.**
 2. **Flags and banners shall be permitted, subject to the following conditions:**
 - a. **Each flag or banner shall not exceed 12 square feet in size. Exception: Official U.S., state, or county flags are exempt from the sign requirements.**

- c. internal lighting, provided that the sign face is opaque, and only the letters and logo are illuminated. In no case may the illuminated portion of the sign exceed 35 percent of the sign face.
- d. Exceptions: Internal lighting projecting through the sign face may be approved for information boards located adjacent to drive-through lanes and sized and designed for the use of drive-through customers only (example: menu boards).

6.4.4 **6-8.03** Special Design Standards for Freestanding Signs

- 6.4.2 1. A. Every freestanding signs shall be compatible with the ~~design and~~ building(s) materials of adjacent structures to which it relates in terms of style, colors, proportion and scale.
- 6.4.2 4. B. All individual signs on the same freestanding base shall be uniform in design. Uniformity shall be generally defined as:
 - 1. having the same (or similar) dimensions and proportions and
 - 2. having the same ~~or complementary~~ background colors ~~(where applicable)~~ and
 - 3. being of the same material.

Other approaches to uniform design may be approved subject to a recommendation by the Architectural Review Committee. Logos may be incorporated into the design. Reader board, when included, shall be part of the overall design of the sign.
- 6.4.4 1. C. The height of freestanding signs shall not exceed eight feet. The area of freestanding signs shall not exceed 20 square feet.
- D. Sign height shall be measured from the average elevation of the finished grade at the front of the sign and/or structure facing the street to the highest point of the sign and/or structure. The use of berms, grading, or other means in order to achieve a greater sign height shall not be permitted unless site conditions are such that the proposed sign location is below the grade of the adjacent roadway. In such cases, a berm, grading or other means may be used to raise the elevation of the land on which the sign is to be placed to the elevation of the adjacent roadway.
- 6.4.4 3. E. The base of a freestanding sign shall be solid and designed as an architecturally-integrated element of the sign. Signs with a single central pole (“lollipop signs”) are not permitted. Signs may be mounted on the side of a single pole, between two poles, or within a sign frame constructed of solid wood or a material that has the appearance of wood, or brick.
- 6.4.2 5. F. The number of graphic elements (i.e., words and symbols) on a freestanding sign shall be held to the minimum needed to convey the sign’s major message. A rule of thumb is to limit the number of syllables and symbols to 10.
- 6.4.4 1. G. One freestanding sign is permitted per site. The Planning Commission may, upon recommendation by the St. Leonard Architectural Review Committee, permit additional freestanding signs in cases where the site is very large (more than 1000 feet of road frontage) provided that signs are architecturally integrated with each other and with the site.
- 6.4.4 1. H. Freestanding signs shall not be located within parking lots.
- 6.4.4 4. I. Only one small sign (four square feet) advertising uses such home occupations, for sale signs, or contractor signs, shall be permitted on a residential property.

6.4.3 6-8.04 Special Design Standards for Building Sign Design

- 6.4.3 1- A.** Every building sign shall be designed as an integral architectural element of the building and shall be compatible with the building and neighboring buildings in the terms of height, proportion, rhythm and scale. The facade design of commercial structures shall include a signage zone or information zone which aligns with adjacent structures. All signage shall be within this zone or behind storefront glass, except for occasional projecting signage. Signage is not allowed above this zone. **(See the Architectural Design Manual maintained by the Planning Commission.)**
- 2- B.** Signs on buildings shall not obstruct architectural features of the building. Signs shall not be mounted on roofs, extend above the roof line or above the second story of the building.
- 6.4.3 5- C.** Storefront windows shall be used for the display of goods and not as a sign board. Some signage may be appropriate behind storefront glass; however, this signage shall be kept to not more than 25% of glass area on that side of the building and shall not obscure the view of merchandise.
- 6.4.2 3-** The sensitive design of neon signs located behind the glass line can add character to the streetscape.
- 6.4.3 5- D.** Small wall-mounted projecting signs are encouraged if compatible with the building and adjacent structures. Projecting signs shall not exceed ten square feet in area or extend lower than seven feet above grade.
- E.** **Awning signs are permitted, provided the lettering is limited to one color. Logos may be incorporated into the sign.**
- 6.4.2 4- F.** All individual signs for buildings tenants within a single building, shopping center, office complex, commercial park or business center shall be uniform in design. Uniformity is shall be generally defined as:
1. having the same (or similar) dimensions and proportions and
 2. having the same or complementary background colors (where applicable) and
 3. being of the same material.
- Other approaches to uniform design may be approved subject to a recommendation by the Architectural Review Committee. Logos may be incorporated into the design.**

6-8.05 Signs Permitted Without a Zoning Permit

The provisions of Section 6-8.05 of the Calvert County Zoning Ordinance apply within the St. Leonard Town Center, with the exception of Section 6-8.05.G, which is replaced by Section 6-8.02.G herein (Re: Portable Signs).

6-8.06 Signs Requiring Zoning Permits

The provisions of Section 6-8.06 of the Calvert County Zoning Ordinance apply within the St. Leonard Town Center, with the exception that paragraphs 'A' and 'B' and Table 6-4 are replaced by paragraphs 'A' and 'B', and Table 6-4 herein. Section 6-8.06.B.2 through 6-3.06.B.8 of the Calvert County Zoning Ordinance apply in the St. Leonard Town Center without exception.

- A. All signs described in this Section require a building permit. Any sign erected without a building permit shall constitute a Zoning Violation, which shall be enforced in accordance with Section 1-7 of the Calvert County Zoning Ordinance.**

B. Maximum Sign Areas

1. **The dimensions of any given sign or collection of signs shall be approved on the basis of proportion, scale and compatibility with the surrounding area, but shall not exceed the size limitations listed in Table 6-4 of this Section. All signs are included in the computation of maximum square footage for any given site, except sandwich board signs, flags and banners, where permitted.**

TABLE 6-4 ⁶ TABLE OF MAXIMUM SIGN AREAS	
Length of Front Building Wall (ft)	Maximum Square Footage of Sign (sq. ft.)
<u>10-19</u>	<u>30</u>
<u>20-29</u>	<u>50</u>
<u>30-39</u>	<u>70</u>
<u>40-49</u>	<u>90</u>
<u>50-59</u>	<u>110</u>
<u>60-69</u>	<u>125</u>
<u>70-79</u>	<u>140</u>
<u>80-89</u>	<u>155</u>
<u>90-99</u>	<u>170</u>
<u>>100</u>	See Note 3 Below

Notes:

1. Fractions will be rounded off to the closest integral number.
2. A cumulative measurement shall be taken for businesses **or institutional uses** sharing party walls.
3. For building walls which are longer than 100 feet, add one square foot of signage for every linear foot over 100 feet.
4. For each side of a commercial building, the signage shall be calculated for the length of that building wall and the signs shall be located only on that side of the building. **On a corner lot, the building wall facing each road shall be used to compute the square footage for signage on that road.**
5. Calculation of sign area in square feet: Sign area shall normally be the area of the face of the sign, except for the following situation: If the sign consists only of letters or figures, the area shall be calculated as if a rectangle were drawn around the exterior of the letters or figures.
6. **Buildings with separate businesses or institutional uses on two or more stories may be permitted up to 50 percent more signage.**
7. **For businesses or institutional uses having no permanent buildings, a maximum of 50 square feet of signage is permitted.**
8. **The total signage allowed per building may be increased by no more than 50 percent through the use of sandwich board signs, flags, and banners that comply with Section 6-8.02.G and 6-8.02.M of this Ordinance.**
9. **This table does not apply to signs for which square footage limitations are specified (i.e., Home Occupation signs).**

⁶ **Table 6-4 replaces in its entirety Table 6-4 of the Calvert County Zoning Ordinance.**

- 6-8.06 B. 2. See Calvert County Zoning Ordinance.**
3. See Calvert County Zoning Ordinance.
4. See Calvert County Zoning Ordinance.
5. See Calvert County Zoning Ordinance.
6. See Calvert County Zoning Ordinance.
7. See Calvert County Zoning Ordinance.
8. See Calvert County Zoning Ordinance.

6-8.07 Violations

The provisions of Section 6-8.07 of the Calvert County Zoning Ordinance apply within the St. Leonard Town Center without exception.

6-9 SECTION NUMBER RESERVED

6-10 ADEQUATE PUBLIC FACILITIES REQUIREMENTS

The provisions of Section 6-10 of the Calvert County Zoning Ordinance apply in the St. Leonard Town Center without exception.

6-11 APPEALS (Section Deleted from Calvert County Zoning Ordinance 5/12/09)

This page intentionally left blank.